

## WARRANTY DEED

606721

Joint Tenancy

PRC ✓  
TC ✓  
CAU ✓

THAT I, MICHAEL LaVERDIERE, of Waterville, County of Kennebec and State of Maine

TRANSFER  
TAX  
PAID

in consideration of one dollar and other valuable considerations paid by  
COTT A. NIELSEN and SHEILA A. NIELSEN, husband and wife, both of Clinton,  
County of Kennebec and State of Maine

the receipt whereof I do hereby acknowledge, do hereby give, grant,  
bargain, sell and convey, unto the said SCOTT A. NIELSEN and SHEILA A.  
NIELSEN, as joint tenants and not as tenants in common, their heirs and  
assigns forever,

A certain lot or parcel of land, together with the buildings and  
improvements erected thereon, situate, lying and being on the westerly side  
of the West River Road, so-called, in the City of Waterville, County of  
Kennebec and State of Maine, and described as follows, to-wit:

Beginning at an iron pin on the westerly right of way line of the said  
West River Road, said iron pin being also the northeasterly corner of a  
certain lot or parcel of land conveyed by the Joseph F. Doyon to Gloria A.  
Legare, under and by virtue of a certain warranty deed dated September 1,  
1971 and recorded in the Kennebec County Registry of Deeds in Book 1560,  
Page 824 and the southeasterly corner of land now or formerly owned by  
George E. Hallowell; thence in a southerly direction and along the westerly  
right of way line of the said West River Road, a distance of two hundred  
fifty (250) feet, more or less, to an iron pin; thence in a westerly  
direction, a distance of one hundred eighty-two (182) feet, more or less,  
to an iron pin; thence in a northerly direction, a distance of two hundred  
(200) feet, more or less, to an iron pin; thence in an easterly direction  
and along a portion of the southerly line of the said lot or parcel of land  
now or formerly owned by the said George E. Hallowell, a distance of two  
hundred thirty-five (235) feet, more or less, to an iron pin located in the  
westerly right of way line of the said West River Road and being the point  
or place of beginning.

Being the same premises conveyed to Michael LaVerdiere by Warranty Deed  
of Joseph F. Doyon dated September 10, 1987 and recorded in the Kennebec  
County Registry of Deeds in Book 3231, Page 33.

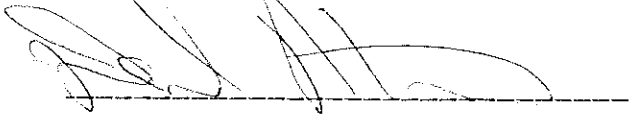
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TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **SCOTT A. NIELSEN** and **SHEILA A. NIELSEN**, as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

I DO COVENANT with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will **WARRANT AND DEFEND** the same to the said Grantees, their heirs and assigns against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said **MICHAEL LaVERDIERE**, have hereunto set my hand and seal this 5th day of April in the year of our Lord one thousand nine hundred and eighty nine.

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF

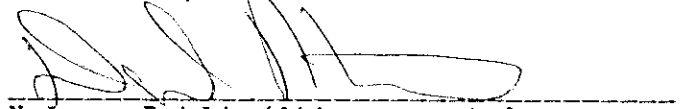

  
**MICHAEL LaVERDIERE**

STATE OF MAINE  
County of Kennebec, ss.

April 5, 1989

Then personally appeared the above named **Michael LaVerdiere** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
 Notary Public/Attorney at Law  
 David R. Whittier, Esq.

RECEIVED KENNEBEC SS.

1989 APR 10 AM 9:00

ATTEST:   
 REGISTER OF DEEDS

**DAVID R. WHITTIER**  
**MY COMMISSION EXPIRES:**  
**AUGUST 31, 1993**

